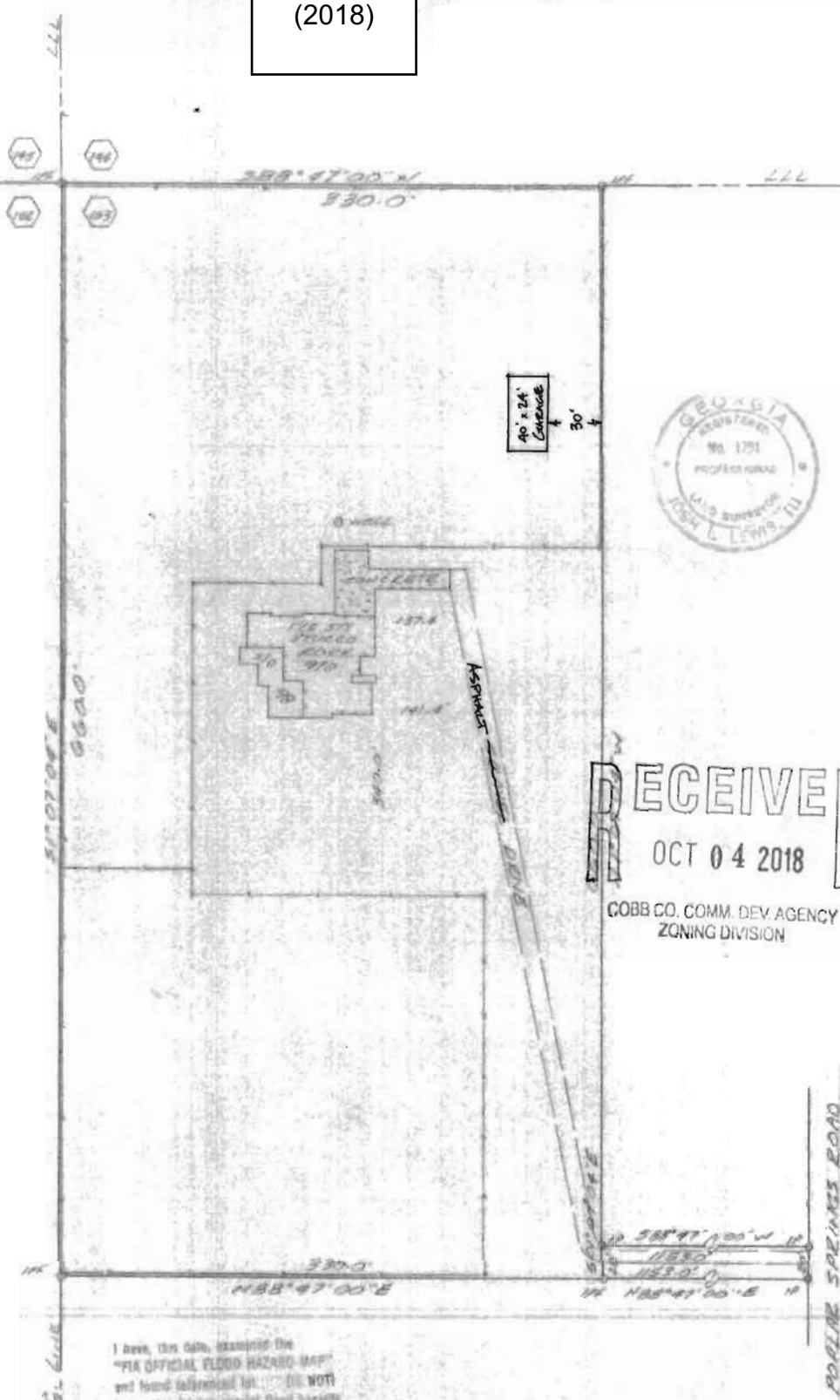


V-116
(2018)

MAGNETIC NORTH



RECEIVED
OCT 04 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and found referenced lot (B) NOT in an area having special flood hazards.

I CERTIFY THAT THE INFORMATION SHOWN
ON THIS CHARTER IS TRUE AND CORRECT.

FENCES SHOULD NOT BE PLACED WITHIN
SIDE DIMENSIONS FROM HOUSE.

NOT FOR RECORDING

<p align="center">SURVEY FOR</p> <p align="center"><i>ERMIT M. KENNEDY & CHELSEA C. KENNEDY</i></p>		
<p>SCALE: 1"=60'</p>	<p>APPROVED BY:</p>	<p>DRAWN BY: <i>RWB</i></p>
<p>DATE: <i>10-11-89</i></p>		<p>REVISD:</p>
<p>LAND LOT <i>193</i></p>	<p>DISTRICT <i>20</i></p>	<p>SECTION</p>
<p><i>C06B</i></p>	<p>COUNTY</p>	<p>GEORGIA</p>
<p>GA. LAND SURVEYING CO. INC.</p> <p>185 CLIFFTOP DRIVE ATLANTA, GA 30329 (404) 477-1100</p>		<p>DRAWING NUMBER</p> <p><i>21-190</i></p>

APPLICANT: Joseph Breitbach and Stephanie Breitbach
PHONE: 678-521-1335
REPRESENTATIVE: Joseph Breitbach
PHONE: 678-521-1335
TITLEHOLDER: Stephanie Breitbach and Joseph Breitbach
PROPERTY LOCATION: Accessed by private drive from the west side of Poplar Springs Road, north of Pickens Road
(970 Poplar Springs Road).

PETITION No.: V-116
DATE OF HEARING: 12-12-2018
PRESENT ZONING: R-30
LAND LOT(S): 153
DISTRICT: 19
SIZE OF TRACT: 5 acres
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Reduce the setback for an accessory structure over 650 square feet (approximately 960 square foot garage) from the required 100 feet to 30 feet adjacent to the east property line; and 2) allow an accessory structure (approximately 960 square foot garage) to be located in front of the principal building.

OPPOSITION: No. OPPOSED _____ **PETITION No.** _____ **SPOKESMAN** _____

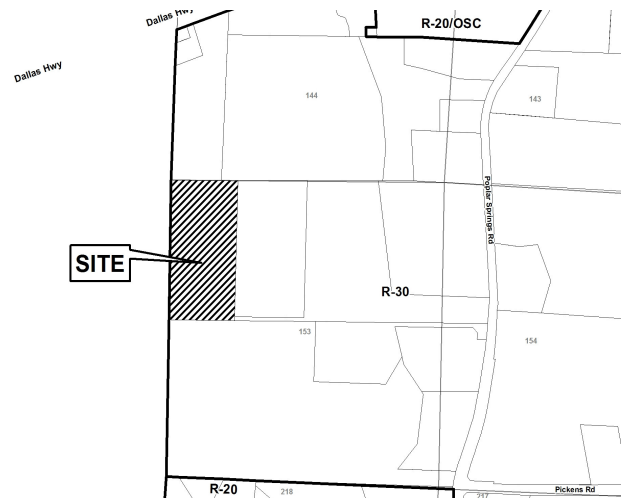
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Joseph Breitbach and
Stephanie Breitbach

PETITION No.: V-116

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No conflict.

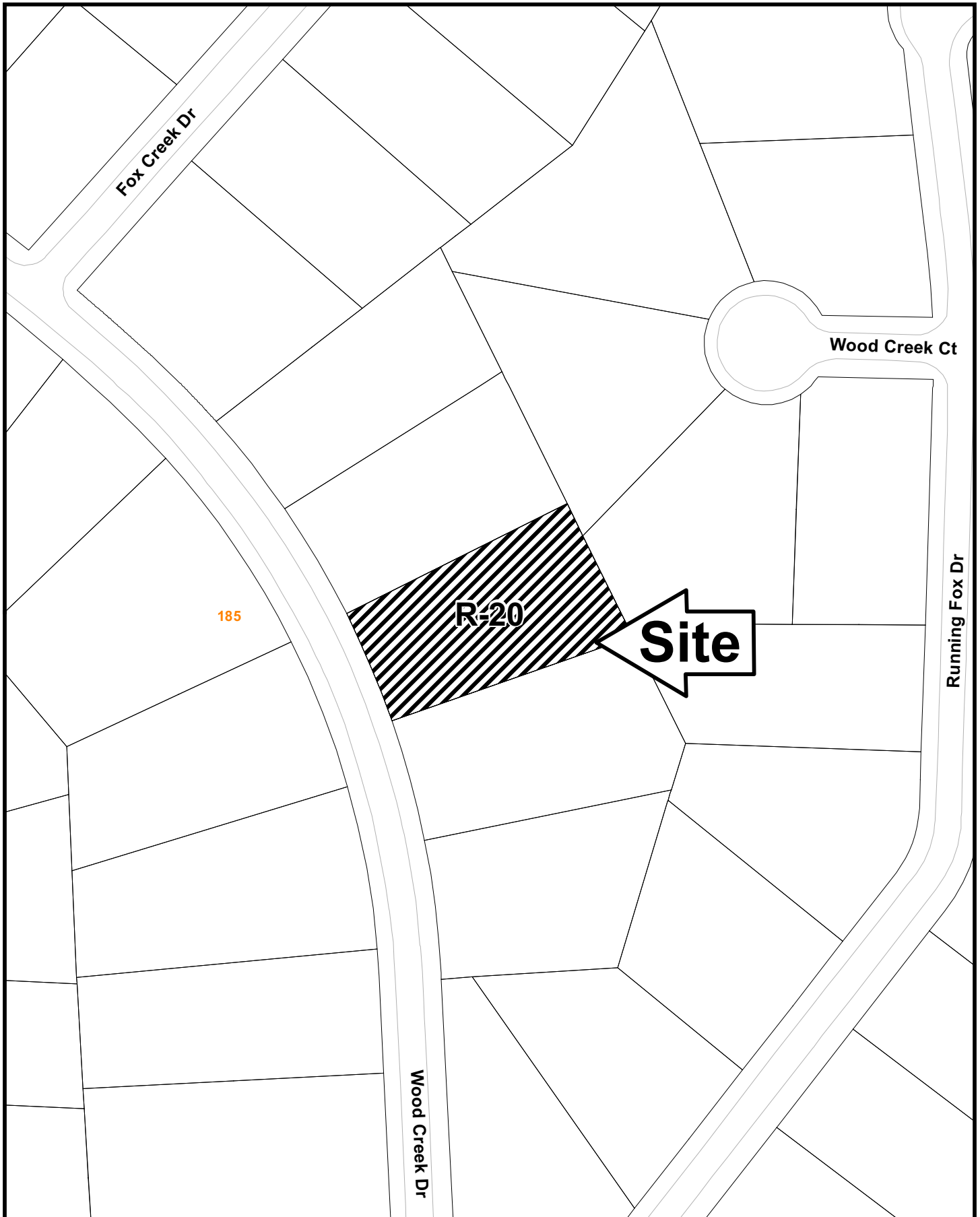
SEWER: No conflict.

APPLICANT: Joseph Breitbach and
Stephanie Breitbach

PETITION No.: V-116



FIRE DEPARTMENT: No comment.

V-116 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

 Zoning Boundary
 City Boundary



Application for Variance Cobb County

(type or print clearly)

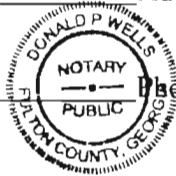
Application No. V-116
Hearing Date: 12-12-18

Applicant JOSEPH & STEPHANIE BREITBACH Phone # 678-521-1335 E-mail JOEBREITBACH@GMAIL.COM

JOSEPH BREITBACH
(representative's name, printed)

Address 970 POPLAR SPRINGS RD DALLAS, GA 30157
(street, city, state and zip code)

Joseph Breitbach
(representative's signature)



Phone # 678-521-1335 E-mail JOEBREITBACH@GMAIL.COM

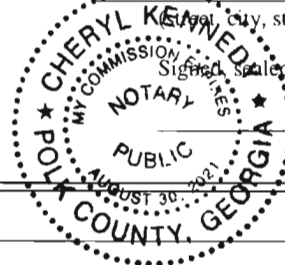
My commission expires: _____
My Commission Expires March 15, 2021

Signed, sealed and delivered in presence of:

Donald P. Wells
Notary Public

Titleholder JOSEPH & STEPHANIE BREITBACH Phone # 678-521-1335 E-mail JOEBREITBACH@GMAIL.COM

Signature Joseph Breitbach Address: 970 POPLAR SPRINGS RD DALLAS, GA 30157
(attach additional signatures, if needed)



My commission expires: 8-30-21

Signed, sealed and delivered in presence of:

Cheryl Kennedy
Notary Public

Present Zoning of Property R-30

Location 970 POPLAR SPRINGS RD DALLAS, GA 30157
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 153 District 17TH Size of Tract 5 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property X Other _____

Does the property or this request need a second electrical meter? YES _____ NO X

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

TOPOGRAPHY - AREA OF YARD TO MEET THE 100' SETBACKS HAS ROUGH TERRAIN W/ LOTS OF UPS & DOWNS. PROPOSED LOCATION IS HIGHEST POINT IN THE SURROUNDING AREA. AREA IN MIDDLE OF PASTURE IS SUNK IN WHERE, I BELIEVE, A LOT OF WOOD WAS BURIED IN THE BUILDING PROCESS.

List type of variance requested: WAIVE 100' SETBACK ON EAST SIDE OF PROPERTY TO BE 30' FOR ACCESSORY BUILDING GREATER THAN 650' SF.
WAIVE ACCESSORY BUILDING TO BE LOCATED IN THE REAR OF THE PRINCIPLE BUILDING & ALLOW TO BE PLACED ON THE FRONT SIDE.